

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff

Case No: 15 CV 47

vs

ESTATE OF ROBERT C. BERTRAM, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 7, 2015 in the amount of \$101,643.39 the Sheriff will sell the described premises at public auction as follows:

TIME: October 15, 2015 at 02:00 PM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: at 330 Court Street, Eagle River, Wisconsin 54521

DESCRIPTION: A parcel of land being a part of lot Two (2) of Certified Survey Map No. 612 as recorded in Volume 3 of Surveys, Page 9 and 10 being a part of the NE-SE-28-41-10E of the Fourth Principal Meridian, Township of Conover, Villas County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Section 28 being marked by a Villas County monument, thence North 0° 22' 12" East 1276.25 feet along the East line of said Section 28 to an iron pipe marking the Southeast corner of said NE-SE thence South 89° 37' 05" West, 1303.85 feet along the South line of said NE-SE and along the Southerly line of Lot 1 of said Certified Survey Map No. 612 to an Iron pipe marking the Southwest Corner of said NE-SE and said Lot 1, thence North 0° 13' 32" West 184.59 feet along the West line of said NE-SE and Westerly line of said Lot 1 to an Iron pipe on the Southerly right-of-way line of the town road, thence North 64° 49' 03" East 387.16 feet along said Southerly right-of-way line to an iron pipe and the PLACE BEGINNING, thence continuing along said Southerly right-of-way line North 64° 49' 03" East 347.31 feet to an iron pipe on the bank of a creek, thence meandering along said creek South 35° 59' 42" East 100.0 feet to an iron pipe, South 65° 51' 27" East 100.0 feet to an iron pipe and South 45° 46' 21" East 114.39 feet to an iron pipe on the Southerly line of said Lot 2, thence along said southerly line South 65° 25' 19" West 166.28 feet; to an iron pipe and North 74° 48' 46" West 169.44 feet to an iron pipe, thence North 71° 14' 57" West 244.51 feet to the place of beginning, Including the land lying between the meander line and the ordinary highwater mark, Together with an easement for ingress and egress from the subject premises to Chicago Avenue over and across the Exiting driveway which crosses Lot 1 and Lot 1A of Volume 3 Certified Surveys, Page 9.

PROPERTY ADDRESS: 4641 Chicago Avenue, Conover, WI 54519

TAX KEY NO.: 8-1448-01

Scott D. Nabke

J Peterman Legal Group Ltd.
State Bar No. **1037979**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 31st day of August, 2015.

_____/S/_____
Sheriff Joseph Fath
Vilas County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.